



SWINDON
BOROUGH COUNCIL

GRANT PLANNING PERMISSION

Town and Country Planning Act 1990

Application Number: S/25/0052/LZWI

Ward: Penhill And Upper Stratton

Parish: Stratton St Margaret

Proposal:

Refurbishment of changing rooms (known as The Pavilion) including providing a new DDA ramp.

Site Address:

Meadowcroft Community Centre, Addison Crescent Upper Stratton Swindon SN2 7JX

Agent:

Mr Lee Hargreaves
Hyde Road
Swindon
Wiltshire
SN2 7RB
United Kingdom

Applicant:

Mr Chris Matthews
Meadowcroft Community Centre
Addison Crescent
Upper Stratton
Swindon
Wiltshire
SN2 7JX
UK

The Local Planning Authority **HEREBY GRANT PLANNING PERMISSION** for the development proposed in the application subject to the scheduled conditions.

Please note;

You are reminded of the need to comply with the timing of discharge and submission requirements of the condition(s) below. A failure to comply may invalidate your planning permission and/or create a breach of condition which could result in legal action.

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved drawings and documents received by the Local Planning Authority on 21 January 2025:

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and Design and Access Statement

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be constructed using external facing materials as stated within the approved plans. Such facing materials shall be retained thereafter in their approved form.

Reason: To ensure that the appearance of the development is satisfactory.

Informatives

1. CIL - Reg. 42 Exemption for Minor developmentThe development is either works to a building proposing no additional floorspace, and/or generates a net gain in floor space that is CIL liable, however it is exempt from CIL liability under CIL Regulation 42, as it constitutes minor development for the purposes of calculating CIL liability because the proposed extensions floorspace is below 100 sqm GIA.'



Chief Planning Officer

Date: 17th March 2025

Notes

“The Local Planning Authority”, and “the application” referred to within this notice, are described on page 1 of this notice. The conditions have been imposed for the reasons set out within this notice.

In addition to this consent, if this permission results in amendments to or provision of new properties please contact gazetteers@swindon.gov.uk or telephone: 01793 466271 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the Borough.

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within 6 months of the date of the decision. Appeals must be made on a form that is obtainable from the Secretary of State at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/government/organisations/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

If the permission to develop land is granted with conditions, the owner of the land may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner, may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of Chapter I of Part 6 of the Town and Country Planning Act 1990.

